### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	31a Washington Street, Essendon Vic 3040
Including suburb and	

Address	31a Washington Street, Essendon Vic 3040
Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$1,875,000	Pro	perty Type	House		Suburb	Essendon
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	71 Lincoln Rd ESSENDON 3040	\$2,392,500	19/09/2025
2			
3			

OR

В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 16:17









**Property Type:** House Agent Comments

Indicative Selling Price \$2,350,000 - \$2,450,000 Median House Price September quarter 2025: \$1,875,000

# Comparable Properties



71 Lincoln Rd ESSENDON 3040 (REI)

**=**| :

**Price:** \$2,392,500 **Method:** Private Sale **Date:** 19/09/2025

**—** 



**33**, **6**3

**Agent Comments** 

Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - McDonald Upton | P: 03 93759375 | F: 03 93792655



